

***FULTON COUNTY
BOARD OF ZONING APPEALS***

FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
WEDNESDAY, MARCH 11, 2020
7:00 P.M.

CALL TO ORDER

ELECTION OF OFFICERS

ADOPTION OF MEETING RESOLUTION

BOARD OF ZONING APPEALS MINUTES FOR:

November 13, 2019

OLD BUSINESS:

Donna Oberg (#71-1003)
Richard Chilcutt (#116-1105)
Teresa Vanmeter (#144-0407)

NEW BUSINESS:

Douglas Presson (#200018)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
November 13, 2019

FULTON COUNTY
BOARD OF ZONING APPEALS

WEDNESDAY, NOVEMBER 13, 2019

7:00 P.M.

COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:
October 9, 2019

OLD BUSINESS:

Teresa Vanmeter (#144-0407)
Randy & Ruth Grimm (#153-0707)

NEW BUSINESS:

Justin Field (#577-0919)
Ruth Grimm (#578-1019)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
November 13, 2019

The Fulton County Board of Zoning Appeals met on Wednesday the 13th day of November 2019, at 7:00 P.M. in the Commissioners/Council Room located in the Fulton County Office Building. Chairperson, Dan Walsh, called the meeting to order at 7:00 P.M. The following members were present: Barry Baldwin, Debbie Barts and Dan Walsh. Also in attendance were: Executive Director, Casi Cowles; Board Attorney, Andy Perkins and Administrative Secretary, Heather Redinger

It is duly noted Scott Hizer, and Eric Straeter were absent.

IN RE: MINUTES

October 9, 2019

Dan Walsh, asked for any additions, deletions or corrections to be made to the October 9, 2019 minutes. Debbie Barts moved to approve the October 9, 2019 Fulton County Board of Zoning Appeals minutes as written. Barry Baldwin seconded the motion. Motion carried as follows: Barry Baldwin, Debbie Barts and Dan Walsh being in favor and no one opposing.

IN RE: OLD BUSINESS

Teresa Vanmeter (144-0407)

Casi stated Ms. Vanmeter requested to be on the next scheduled agenda.

IN RE: OLD BUSINESS

Randy & Ruth Grimm (153-0707)

Randy & Ruth Grimm are requesting a renewal of the special exception granted for a temporary second dwelling their property located at 1098 W 500 N, within the Ag District on July 11th, 2007. The temporary second dwelling was to be utilized by John & Donna Grimm.

Randy & Ruth Grimm were granted their request upon these conditions:

- 1) Randy & Ruth Grimm are required to meet the regulations stipulated by the Fulton County Zoning Ordinance, the Fulton County Building Code, and the Fulton County Health Department prior to the placement of the temporary home; and
- 2) the temporary home is never used as a rental unit; and
- 3) the temporary home be utilized as a dwelling for no one except John & Donna Grimm; and

- 4) the temporary home is removed after John & Donna Grimm no longer utilizes it as a dwelling; and
- 5) the temporary home is either removed or a renewal requested every two years .

Dan Walsh asked for any Board comments, being none he then entertained a motion. Debbie Barts moved to approve Randy & Ruth Grimm are requesting a renewal of the special exception granted for a temporary second dwelling their property located at 1098 W 500 N, within the Ag District on July 11th, 2007. The temporary second dwelling was to be utilized by John & Donna Grimm.

FULTON COUNTY BOARD OF ZONING APPEALS
November 13, 2019

Mrs. Grimm (#578-1019) is requesting Development Standard Variance off of the 5-2.4 parking standards, for the purpose of a storage pod/cargo container, on property located at 1098 W 500 N, Rochester, IN within the Agricultural (AG) District.

Storage pods/Cargo containers are not allowed to be used for storage. Mrs. Grimm has a temporary second dwelling on her property, utilized by her father. He has placed a storage pod/cargo container on the property he is currently using for storage. Therefore a variance off of the 5-2.4 parking standards is being requested.

She has stated once her father no longer uses the storage pod she would remove it.

Dan Walsh asked for any Board questions or comments. Being none he then entertained a motion to open the public hearing. Debbie Barts moved to open the public hearing. Barry Baldwin seconded the motion. Motion carried as follows: Barry Baldwin, Debbie Barts and Dan Walsh being in favor and no one opposing.

Dan Walsh asked if anyone would like to speak in favor or opposition of the petition to please rise and state their name and address. Being none, Dan Walsh entertained a motion to close the public hearing. Debbie Barts moved to close the public hearing. Barry Baldwin seconded the motion. Motion carried as follows: Barry Baldwin, Debbie Barts and Dan Walsh being in favor and no one opposing.

After Board discussion, Dan Walsh entertained a motion regarding the petition.

Debbie Barts moved to approve Mrs. Grimm (#578-1019) is requesting Development Standard Variance off of the 5-2.4 parking standards, for the purpose of a storage pod/cargo container, on property located at 1098 W 500 N, Rochester, IN within the Agricultural (AG) District. Barry Baldwin seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Barry Baldwin	Yea
Debbie Barts	Yea
Dan Walsh	Yea

Motion to approve Mrs. Grimm (#578-1019) is requesting Development Standard Variance off of the 5-2.4 parking standards, for the purpose of a storage pod/cargo container, on property located at 1098 W 500 N, Rochester, IN within the Agricultural (AG) District. Passed with three votes being in favor and no one opposed.

IN RE: PLAN DIRECTOR REPORT

Being no further business to come in front of the Board of Zoning Appeals, Dan Walsh, entertained a motion to adjourn the November 13, 2019 Fulton County Board of Zoning Appeals meeting. Debbie Barts moved to adjourn the November 13, 2019 Fulton County Board of Zoning Appeals meeting at 7:30 P.M.

FULTON COUNTY BOARD OF ZONING APPEALS
November 13, 2019

Barry Baldwin seconded the motion. Motion carried as follows: Barry Baldwin, Debbie Barts and Dan Walsh being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST: _____
Heather Redinger, Administrative Secretary

Docket #71-1003
Donna Oberg
Special Exception
Temporary Hardship Dwelling

Donna Oberg is requesting a renewal of the special exception she was granted for a temporary hardship dwelling unit on her property located in the Ag District and partly in the R3 district, 2791 Main Street, Macy, IN. The temporary hardship dwelling unit (14 X 70 mobile home) is being utilized by Ms. Oberg's mother Madie Oberg. This tract of land totals seven and seven-tenths (7.7) acres.

Donna Oberg was granted her request upon these conditions:

- 1) Donna Oberg is required to meet the regulations stipulated by the Fulton County Zoning Ordinance, the Fulton County Building Code, and the Fulton County Health Department prior to the placement of the temporary home; and
- 2) the temporary home is never used as a rental unit; and
- 3) the temporary home be utilized as a dwelling for no one except Madie Oberg; and
- 4) the temporary home is removed after Madie Oberg no longer utilizes it as a dwelling; and
- 5) the temporary home is either removed or a renewal requested every two years .

Donna Oberg has not informed the office of any change in regard to this situation. It is the Plan Directors recommendation to approve the renewal with the original conditions.



Docket #116-1105
Richard A. Chilcutt
Special Exception
I Action

Richard Chilcutt (#116-1105) is requesting a renewal of the special exception he was granted for a temporary second dwelling unit on his mother’s property (Helen Murphy), located in the Ag District, 1795 South 1075 East, Akron, IN, a total of 3.0 acres.

Mr. Chilcutt’s original request was to replace a 12’ x 50’ mobile home, currently located on the property with a newer 14’ x 70 mobile home, so he could help care for his mother. The mobile home meets the regulations of the Fulton County Zoning Ordinance, the Fulton County Building Code and the Fulton County Health Department.

Mr. Chilcutt was granted his request, upon these conditions:

- 1) the temporary home is never used as a rental unit; and
- 2) the temporary home be utilized as a dwelling for no one except Mr. Chilcutt, and
- 3) the temporary home is removed after Mr. Chilcutt no longer utilizes it as a dwelling; and
- 4) the temporary home is either removed or a renewed every two (2) years.



Docket #144-0407
Teresa Van Meter
Special Exception
Temporary Second Dwelling

Teresa Van Meter are requesting a renewal of the special exception they were granted for a temporary second dwelling unit on their property located in the Ag District, 5761 N 675 W, Rochester, IN on May 9th 2007. The temporary dwelling unit (14 x 70 mobile home) was to be utilized by Ed and Joan Thomas (Mrs. Van Meter's parent's). Mr. & Mrs. Thomas occupy the temporary dwelling. This tract of land totals 3.5 acres

Teresa Van Meter were granted their request upon these conditions:

- 1) Teresa Van Meter are required to meet the regulations stipulated by the Fulton County Zoning Ordinance, the Fulton County Building Code, and the Fulton County Health Department prior to the placement of the temporary home; and
- 2) the temporary home is never used as a rental unit; and
- 3) the temporary home be utilized as a dwelling for no one except Ed & Joan Thomas; and
- 4) the temporary home is either removed or a renewal requested every two years .

Teresa Van Meter has informed the office Ed & Joan Thomas are no longer utilizing the mobile home. She is requesting that her brother and his family be able to utilize the home.

Mrs. Cowles discussed with Mrs. VanMeter her options regarding this petition. She has elected to request that the person associated with the original petition approval be changed and continue with the renewal requests, if granted. Her other two options available regarding this home if the change of person is not granted, have been discuss with Mrs. Grimm and are as follows:

1. Split the mobile home from the existing parcel. This would require a variance due to the fact there is only approximately 375' of existing lot width. The Zone Ordinance requires each new tract of land to have at least 200' in width in the AG District. If the variance is approved, Mrs. VanMeter would then obtain a survey and have a deed with the new legal description created. Once the deed was recorded, the mobile home would be on a legal tract of land and no longer subject to the special exception or required renewals.
2. Request a special exception for a detached additional living space. If granted, the mobile home would become a permitted use on the property and would no longer be subject to renewal requirements.



Docket #200018
Douglas Presson
Development Standard Variance

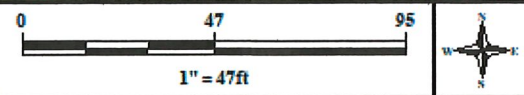
Douglas Presson (#200018) is requesting Development Standard Variance of 20.5' off of the front yard setbacks, for the purpose of a porch, on property located at 5995 N 375 E, Rochester, IN within the Agricultural (AG) District.

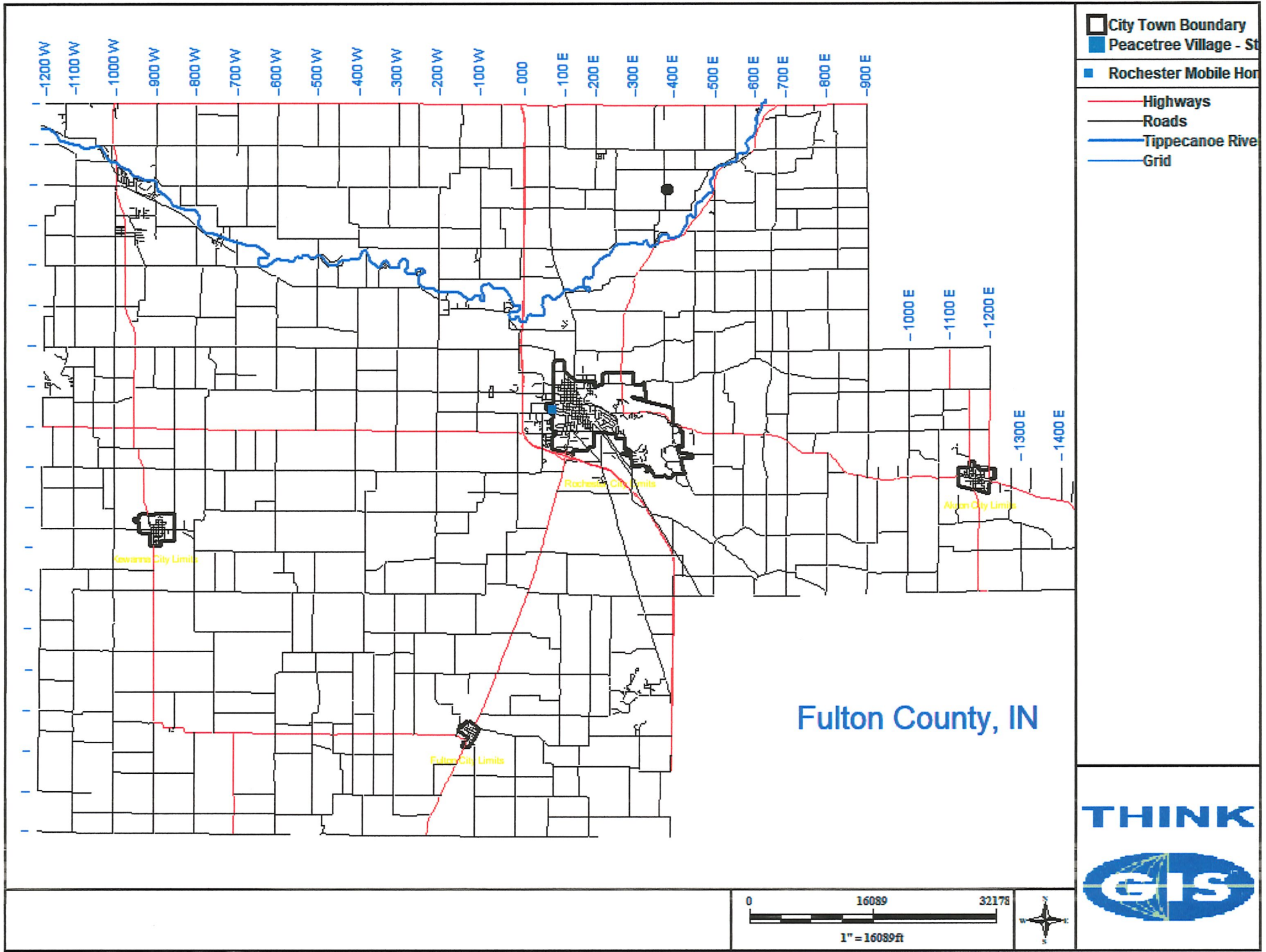
In the Ag district the front yard setback is 50'. Mr. Presson would like to construct a front porch, approximately 7' x 8' and it would sit approximately 29.5' off of the right of way. Therefore, a variance of 20.5' off of the front yard setback

The request is for a Development Standard Variance off of the 5-2.4 parking standards, for the purpose of a storage pod/cargo container, on property located at 1098 W 500 N, Rochester, IN within the Agricultural (AG) District.



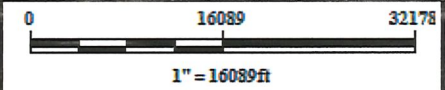
- Parcels
- City Town Boundary
- New Buildings
- Addresses
- ▲ Permits - Accessory
- Parcels
- Highways
- Roads
- Tippecanoe River





- City Town Boundary
- Peacetree Village - St
- Rochester Mobile Hor
- Highways
- Roads
- Tippecanoe River
- Grid

Fulton County, IN



**MONTHLY REPORT FOR THE
FULTON COUNTY PLAN COMMISSION OFFICE**

Permits issued in February	Current	Prior	YTD
Non-Commercial	8	9	17
Commercial	8	1	9
Sign	0	0	0
Building	13	7	20
Electrical	0	5	5
Applications Submitted in February			YTD
Special Exeptions	0	0	0
Administrative Appeals	0	0	0
Development Standard Variance	2	2	4
PC- Rezone/Plats/Sub-Div	0	0	0
Technical Review	1	1	2
Fees Collected in February			YTD
Permits, Applications, Copies	\$925.00	600.00	1,525.00
Fines	\$827.00	215.00	1,042.00
City Building Permits/EI& PI Registrations	\$813.00	529.00	1,342.00
County Building Permits	\$125.00	200.00	325.00
TOTAL:	\$2,690.00	1,544.00	4,234.00

**AREA PLAN COMMISSION OFFICE
2019 YEAR END REPORT**

Total Permits Issued in 2019: 684

Building Permits: 258
 Electrical Permits: 73
 ○ 2 Voided
 Location Improvement Permits: 353
 ○ 294 Non Commercial
 ○ 42 Commercial
 ○ 16 Signs
 ○ 1 Voided
 Electrical Registrations: 56
 Plumbing Registrations: 19

Total Permits Issued in 2018: 652

Building Permits: 248
 Electrical Permits: 69
 ○ Voided 0
 Location Improvement Permits: 335
 ○ 290 Non Commercial
 ○ 22 Commercial
 ○ 10 Signs
 ○ 2 Voided
 Electrical Registrations: 63
 Plumbing Registrations: 19

2019 Permits Issued

Henry Twp~89

Building Permits **16**
 Electrical Permits **14**
 Location Improvement Permits **59**
 • 47 Non-Commercial
 • 10 Commercial
 • 2 Signs

 2-New Dwellings

Town of Akron~26

Building Permits **5**
 Electrical Permits **8**
 Location Improvement Permits **13**
 • 9 Non-Commercial
 • 3 Commercial
 • 1 Signs

 0-New Dwellings

Rochester Twp~436

Building Permits **204**
 Electrical Permits **38**
 Location Improvement Permits **194**
 • 162 Non-Commercial
 • 18 Commercial
 • 14 Signs

 32-New Dwellings

City of Rochester ~302

Building Permits **169**
 Electrical Permits **25**
 Work Orders **6**
 Location Improvement Permits **108**
 • 78 Non-Commercial
 • 17 Commercial
 • 13 Signs

 14-New Dwellings

Liberty Twp ~47

Building Permits **12**
 Electrical Permits **11**
 Location Improvement Permits **24**
 • 21 Non-Commercial
 • 3 Commercial
 • 0 Signs

 5-New Dwellings

Town of Fulton~ 2

Building Permits **0**
 Electrical Permits **1**
 Location Improvement Permits **1**
 • 1 Non-Commercial
 • 0 Commercial
 • 0 Signs

 0-NewDwellings

Union Twp~21

Building Permits **3**
 Electrical Permits **3**
 Location Improvement Permits **15**
 • 12 Non-Commercial
 • 3 Commercial
 • 0 Signs

 1-New Dwellings

Town of Kewanna~3

Building Permits **0**
 Electrical Permits **0**
 Location Improvement Permits **3**
 • 3 Non-Commercial
 • Commercial
 • 0 Signs

 0-New Dwellings

<p><u>Aubbeenaubbee Twp ~ 18</u> Building Permits 7 Electrical Permits 0 Location Improvement Permits 11</p> <ul style="list-style-type: none"> • 10-Non-Commercial • 1-Commercial • 0-Signs <p>3- New Dwellings</p>	<p><u>Richland Twp~38</u> Building Permits 7 Electrical Permits 1 Location Improvement Permits 30</p> <ul style="list-style-type: none"> • 26 Non-Commercial • 4 Commercial • 0 Signs <p>1-New Dwellings</p>
<p><u>Newcastle Twp ~26</u> Building Permits 5 Electrical Permits 5 Location Improvement Permits 16</p> <ul style="list-style-type: none"> • 13 Non-Commercial • 3 Commercial • 0 Signs <p>3-New Dwellings</p>	<p><u>Wayne Twp~6</u> Building Permits 2 Electrical Permits 1 Location Improvement Permits 3</p> <ul style="list-style-type: none"> • 3 Non-Commercial • 0 Commercial • 0 Signs <p>1-New Dwellings</p>

Total Splits Approved~52

- 5~ Aubbeenaubbe Twp
- 6~Henry Twp
- 3~Liberty Twp
- 7~Newcastle Twp

- 3~Richland Twp
- 16~Rochester Twp
- 8~Union Twp
- 4~Wayne Twp

Plan Commission Petitions: 3

BZA Petitions: 40

- **Development Standard Variances~29**
 - 12 City of Rochester
 - 15 Fulton County
 - 1 Akron
 - 1 Fulton/Kewanna

- **Special Exceptions~11**
 - 2 City of Rochester
 - 9 Fulton County
 - 0 Akron
 - 0 Fulton/Kewanna

2019	
Total Plan Commission & Building Fees Collected	\$49,563.03
Location Improvement Permits, Petition Applications and copies	\$28,460.88
Fines	\$1,107.00
Fulton County Building Permit Fees	\$5,915.00
City Building Permit Fees and Registration Fees	\$14,080.15

2018	
Total Plan Commission & Building Fees Collected	\$38,919.14
Location Improvement Permits, Petition Applications and copies	\$15,604.60
Fines	\$5,011.50
Fulton County Building Permit Fees	\$5,605.00
City Building Fees and Registration Fees	\$12,698.04